GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

MA&UD Department – Urban Development Authorities – Constitution of Committee to study the best practices of various States and suggest mechanism to streamline the Development Permission Management System and to strengthen the Urban Development Authorities in Andhra Pradesh - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (B1) DEPARTMENT

G.O.Rt.No.495 Dated:16.07.2024

Read the following:-

1. G.O.Rt.No.97 MA&UD (H1) Dept., Dated 17.02.2020.
2. From the Director of Town & Country Planning, Mangalagiri through e-Office file MAU03-17/26/2024-PLG-DOTCP (e-2482534).

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ORDER:-

In the reference 2nd read above, the Director of Town and Country Planning (DTCP), AP, Mangalagiri among others, has stated that there were 5 Urban Development Authorities (UDAs) constituted under Andhra Pradesh Urban Areas Development Act(APUDA), 1975 before bifurcation of the State. Post bifurcation, in the year 2014, Capital Region Development Authority (CRDA) was constituted under APCRDA Act, 2014 for special purpose i.e. for development of Capital City Area Development. Further, the remaining Urban Development Authorities were constituted as per the Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 which replaced APUDA Act, 1975. Altogether, there are 21 Development Authorities covering 83% of the total geographical extent of the State. The extent of the development authorities ranges from 640 sq.km to 17,837 Sq.Km which raise challenges to the possible development activities.

2. The Director of Town and Country Planning has stated that the above UDAs constituted under several Acts to have a planned and regulated development across the State for the purposes of Planning, Coordination, Supervision, Promoting, Securing the Planned and Sustainable development.

3. The Director of Town and Country Planning has stated that presently, all the development permissions are issued in the online portal (APDPMS) which is a single platform for 123 ULBs and 21 UDAs and all the relevant Government Orders and amendments pertaining to buildings and layouts are customized and enabled from time to time. The present online building permissions were introduced in the year 2015 for Municipal Corporations only and subsequently replicated in all 123 ULBs and 21 UDAs across the State.

4. The Director of Town and Country Planning has also stated that to improve the present system, there is a need to study the various best practices of various States in issuing building permissions through online and also any changes is required in the present rules for more effective functioning of authorities.

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5. Government have examined the proposal of Director of Town and Country Planning, keeping in view the orders issued in the reference 1st read above and decided to reconstitute the Committee to examine to study the best practices of various States and suggest mechanism to strengthen the Urban Development Authorities and also to streamline the Development Permission Management System.

6. Government, after careful consideration of the matter and in supersession of the orders issued in the reference 1st read above, hereby constitute a Committee under the Chairmanship of the Commissioner & Director of Municipal Administration, Andhra Pradesh with the following Members:-

S.No	Name & Designation of the Officer	
1	Commissioner & Director of Municipal Administration, AP (C&DMA)	Chairman
2	Director of Town & Country Planning, AP (DT&CP)	Member
3	Additional Director of Municipal Administration, O/o C&DMA	Member
4	Additional Director, O/o. Director of Town & Country Planning	Member
5	Sri. V Ravinder, Joint Commissioner, VMRDA, Visakhapatnam	Member
6	Sri. P Vishwanath, Vice Chairperson, Chittoor Urban Development Authority, Chittoor	Member
7	Sri. Dr P Prasanth Vardhan, Associate Professor, School of Planning and Architecture – Vijayawada	Member
8	Sri. K Bhaskar Babu, Planning Officer, Palnadu Urban Development Authority (PAUDA)	Member
9	Sri. Dr. D Maqbool Ahmed, Deputy Director, O/o. Director of Town & Country Planning	Member Convenor

7. The Committee shall study the following aspects and submit the study report to Government **within 30 days** from the date of issuing the order:-

a. Parameters followed for formulation of UDAs
b. Powers & Functions of UDAs
c. Staffing patterns of UDAs
d. Revenue Resources of UDAs
e. Development Permission process in UDAs/ULBs
f. Development Control Regulations of UDAs/ULBs
g. Other relevant and best practices by that ULBs/UDAs
h. To Suggest mechanism to strengthen the UDA's
i. TDR Systems in other States
j. Other online applications and IT systems being used
k. Any other related issues.

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8. The Commissioner & Director of Municipal Administration, AP (C&DMA) and Director of Town and Country Planning (DTCP), AP, Mangalagiri shall take further necessary action in the matter, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL KUMAR SINGHAL
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner & Director of Municipal Administration and
Chairman of the Committee, AP, Mangalagiri.
The Director of Town and Country Planning, A.P., Mangalagiri.
The Members of the Committee **through** CDMA., AP / DTC&P, A.P. Mangalagri.
Copy to:
The Engineer – in – Chief (PH), A.P. Tadepalli.
All Metropolitan Commissioner/Vice Chairmen of Urban Development Authorities in the State.
The OSD to M(MA&UD).
The PS to Special Chief Secretary to Government, MA&UD Department.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER